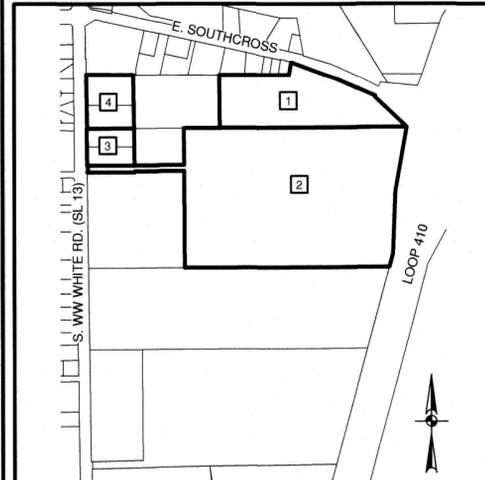
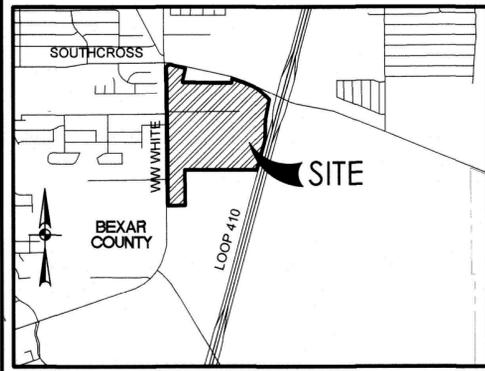


REPLAT & SUBDIVISION PLAT
ESTABLISHING
HOLT CAT REPLAT

BEING A TOTAL OF 147.088 ACRES, ESTABLISHING LOTS 53 - 55, NEW CITY BLOCK 10846, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING LOTS 2 & 3, NCB 10846 OF THE CORRECTION PLAT OF LOTS 2 & 3, NCB 10846 SUBDIVISION RECORDED IN VOLUME 3975, PAGE 139, LOTS 5 & 6, NCB 10846 OF THE VACATING AND RESUBDIVISION PLAT OF HEUBAUM SUBDIVISION RECORDED IN VOLUME 4400, PAGE 82, LOT 28, NCB 10846 OF THE REPLAT OF HOLT SUBDIVISION RECORDED IN VOLUME 9541, PAGE 200, AND LOT 9, NCB 10846 OF THE AMENDING PLAT OF HOLT CAT PROTECH RECORDED IN VOLUME 9704, PAGE 178 ALL RECORDED IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND A 4.407 ACRE RECORDED IN VOLUME 14981, PAGE 1403, A REMAINING PORTION OF A 23.47 ACRE TRACT OF LAND RECORDED IN VOLUME 6884, PAGE 33, A 38.01 ACRE TRACT OF LAND RECORDED IN VOLUME 10105, PAGE 2386, A 9.411 ACRE TRACT OF LAND RECORDED IN VOLUME 11542, PAGE 1508, A 0.243 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20220214361, A 0.220 ACRE TRACT RECORDED IN VOLUME 17820, PAGE 600 AND A 0.246 ACRE TRACT RECORDED IN VOLUME 17813, PAGE 68, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, A REMAINING PORTION OF A 38.547 ACRE RECORDED IN VOLUME 7499, PAGE 378, OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, ALL OUT OF THE N. MONTROYA SURVEY NUMBER 21, ABSTRACT 469.



AREA BEING REPLATTED
THROUGH PUBLIC HEARING
SCALE: 1" = 1000'

147.088 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOTS 2 & 3, NCB 10846 OF THE CORRECTION PLAT OF LOTS 2 & 3, NCB 10846 SUBDIVISION RECORDED IN VOLUME 3975, PAGE 139, LOTS 5 & 6, NCB 10846 OF THE VACATING AND RESUBDIVISION PLAT OF HEUBAUM SUBDIVISION RECORDED IN VOLUME 4400, PAGE 82, LOT 28, NCB 10846 OF THE REPLAT OF HOLT SUBDIVISION RECORDED IN VOLUME 9541, PAGE 200, AND LOT 9, NCB 10846 OF THE AMENDING PLAT OF HOLT CAT PROTECH RECORDED IN VOLUME 9704, PAGE 178 ALL OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLATS (VACATING AND RESUBDIVISION PLAT OF HEUBAUM SUBDIVISION) WHICH IS RECORDED IN VOLUME 4400, PAGE 82, (REPLAT OF HOLT SUBDIVISION) WHICH IS RECORDED IN VOLUME 9541, PAGE 200, AND (AMENDING PLAT OF HOLT CAT PROTECH) WHICH IS RECORDED IN VOLUME 9704, PAGE 178, COUNTY PLAT AND DEED RECORDS.

I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (WE) FURTHER CERTIFY THAT THE AREA OF THIS REPLAT WAS DESIGNATED OR RESERVED FOR OTHER THAN SINGLE OR DUPLEX FAMILY RESIDENTIAL USE BY NOTATION ON THE LAST LEGALLY RECORDED PLAT OR IN THE LEGALLY RECORDED RESTRICTIONS APPLICABLE TO THE PLAT.

OWNER/DEVELOPER: MICHAEL PURYEAR
HOLT TEXAS LTD., D/B/A HOLT CAT
5665 SOUTHEAST LOOP 410
SAN ANTONIO, TX 78222
210-648-8921

STATE OF TEXAS
COUNTY OF BEXAR
SWORN AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____ A.D. 20____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____
STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

STATE OF TEXAS
COUNTY OF BEXAR
LICENSED PROFESSIONAL ENGINEER

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

STATE OF TEXAS
COUNTY OF BEXAR
REGISTERED PROFESSIONAL LAND SURVEYOR

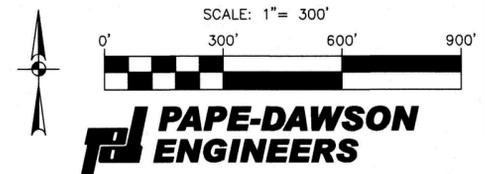
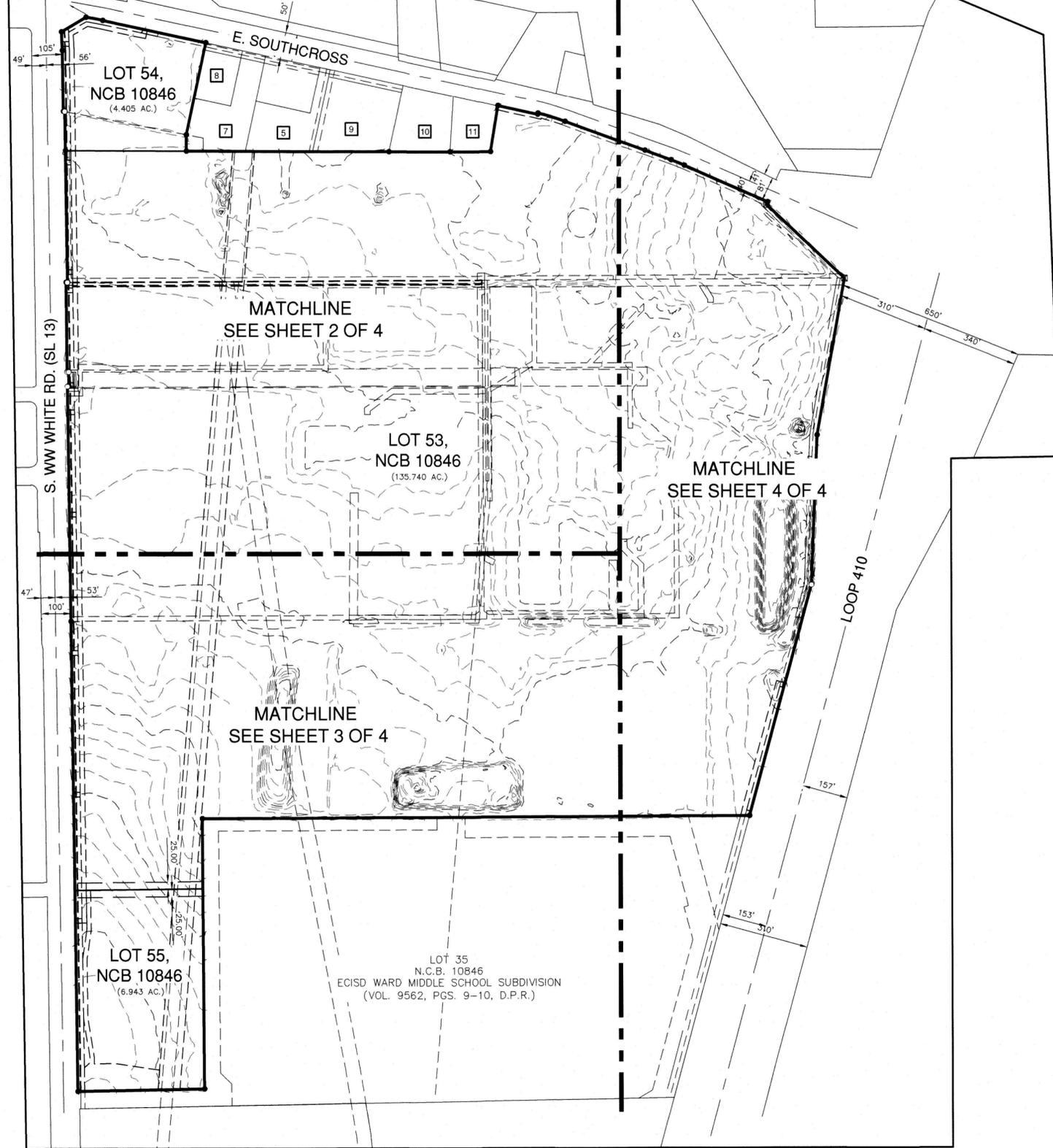
CPS/SAWS/COSA UTILITY:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATING EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

SAWS IMPACT FEE:
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
SAWS WASTEWATER EDU:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

LEGEND

AC	ACRE(S)	OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
BLK	BLOCK	VOL	VOLUME
CATV	CABLE TELEVISION	PG	PAGE(S)
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	ROW	RIGHT-OF-WAY
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS	●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
NCB	NEW CITY BLOCK	○	SET 1/2" IRON ROD (PD) (TYPE I, ☒ FOUND TxDOT (TYPE II OR III) MONUMENTATION)
- - -	EXISTING CONTOURS (SURVEYOR)		
---	ORIGINAL SURVEY/COUNTY LINE		
---	CENTERLINE		



SCALE: 1" = 300'
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800
DATE OF PREPARATION: December 20, 2023

STATE OF TEXAS
COUNTY OF BEXAR
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: MICHAEL PURYEAR
HOLT TEXAS LTD., D/B/A HOLT CAT
5665 SOUTHEAST LOOP 410
SAN ANTONIO, TX 78222
(210) 648 - 8921

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MICHAEL PURYEAR, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, A.D. 20____

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF HOLT CAT REPLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____, A.D. 20____
BY: _____ CHAIRMAN
BY: _____ SECRETARY



Civil Job No. 8574-10; Survey Job No. 8574-10

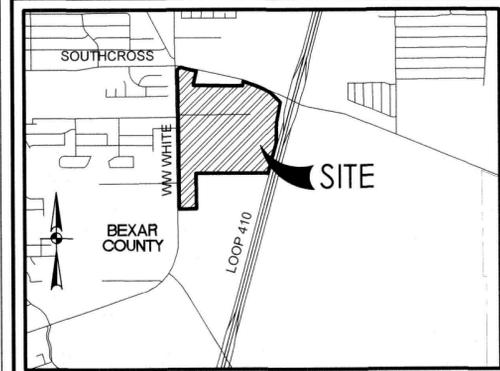
PLAT NO. 22-11800434
REPLAT & SUBDIVISION PLAT
ESTABLISHING
HOLT CAT REPLAT

BEING A TOTAL OF 147.088 ACRES, ESTABLISHING LOTS 53 - 55, NEW CITY BLOCK 10846, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING LOTS 2 & 3, NCB 10846 OF THE CORRECTION PLAT OF LOTS 2 & 3, NCB 10846 SUBDIVISION RECORDED IN VOLUME 3975, PAGE 139, LOTS 5 & 6, NCB 10846 OF THE VACATING AND RESUBDIVISION PLAT OF HEUBAUM SUBDIVISION RECORDED IN VOLUME 4400, PAGE 82, LOT 28, NCB 10846 OF THE REPLAT OF HOLT SUBDIVISION RECORDED IN VOLUME 9541, PAGE 200, AND LOT 9, NCB 10846 OF THE AMENDING PLAT OF HOLT CAT PROTECH RECORDED IN VOLUME 9704, PAGE 178 ALL RECORDED IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND A 4.407 ACRE RECORDED IN VOLUME 14981, PAGE 1403, A REMAINING PORTION OF A 23.47 ACRE TRACT OF LAND RECORDED IN VOLUME 6884, PAGE 33, A 38.01 ACRE TRACT OF LAND RECORDED IN VOLUME 10105, PAGE 2366, A 9.411 ACRE RECORDED IN VOLUME 11542, PAGE 1508, A 0.243 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20220214361, A 0.220 ACRE TRACT RECORDED IN VOLUME 17820, PAGE 600 AND A 0.246 ACRE TRACT RECORDED IN VOLUME 17813, PAGE 68, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, A REMAINING PORTION OF A 38.547 ACRE RECORDED IN VOLUME 7499, PAGE 378, OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, ALL OUT OF THE N. MONTOYA SURVEY NUMBER 21, ABSTRACT 469.

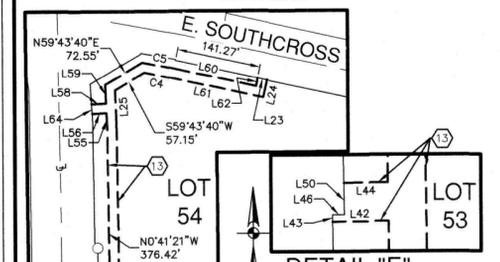
SCALE: 1" = 200'

PAPE-DAWSON ENGINEERS

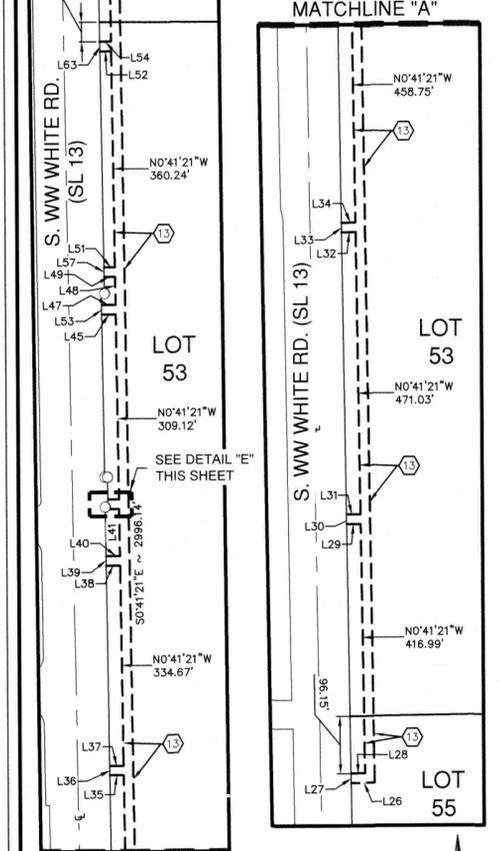
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 2000 HW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800
 DATE OF PREPARATION: December 20, 2023



LOCATION MAP
NOT-TO-SCALE



DETAIL "E"
SCALE: 1" = 50'
MATCHLINE "A"



MATCHLINE "A"
16 FT WATER EASEMENT
SCALE: 1" = 200'

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

STATE OF TEXAS
COUNTY OF BEXAR
 LICENSED PROFESSIONAL ENGINEER

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

STATE OF TEXAS
COUNTY OF BEXAR
 REGISTERED PROFESSIONAL LAND SURVEYOR

CPS/SAWS/COSA UTILITY:
 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
 2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED TO CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

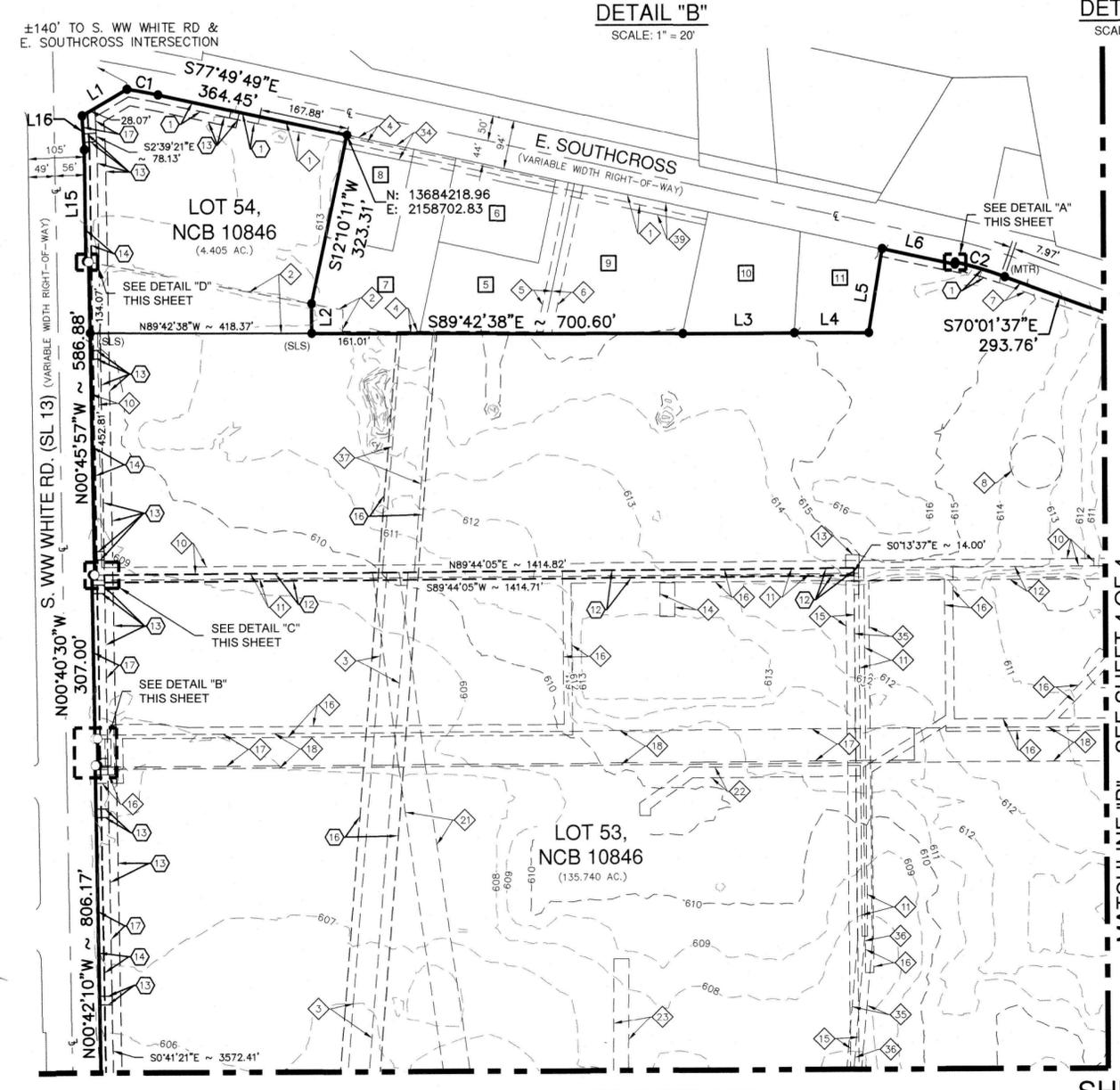
SAWS IMPACT FEE:
 WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

SAWS WASTEWATER EDU:
 THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

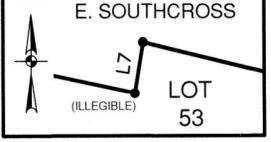
LEGEND

AC	ACRE(S)	OPR	OFFICIAL PUBLIC RECORDS
BLK	BLOCK		(OFFICIAL PUBLIC RECORDS
CATV	CABLE TELEVISION		OF REAL PROPERTY) OF
DPR	DEED AND PLAT RECORDS		BEXAR COUNTY, TEXAS
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS	VOL	VOLUME
		PG	PAGE(S)
NCB	NEW CITY BLOCK	ROW	RIGHT-OF-WAY
			(UNLESS NOTED OTHERWISE)
---	EXISTING CONTOURS (SURVEYOR)	●	FOUND 1/2" IRON ROD
---	ORIGINAL SURVEY/COUNTY LINE	○	SET 1/2" IRON ROD (PD)
---	CENTERLINE	⊗	FOUND TxDOT
		(TYPE I, II OR III)	MONUMENTATION

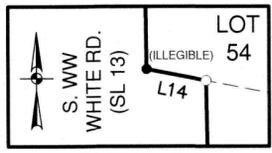
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT



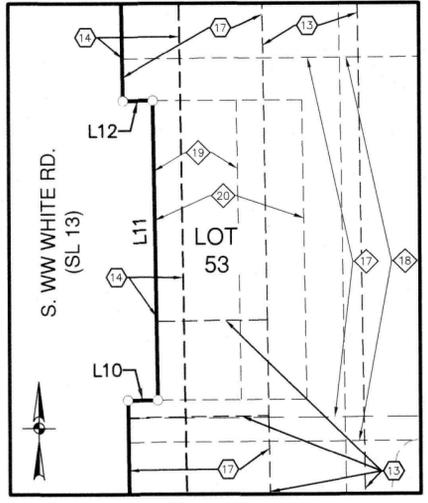
MATCHLINE "A" - SEE SHEET 3 OF 4
 SHEET 2 OF 4



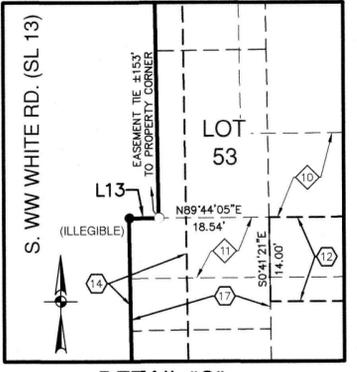
DETAIL "A"
SCALE: 1" = 10'



DETAIL "D"
SCALE: 1" = 10'



DETAIL "B"
SCALE: 1" = 20'



DETAIL "C"
SCALE: 1" = 20'

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: MICHAEL PURYEAR
 HOLT TEXAS LTD., D/B/A HOLT CAT
 5665 SOUTHEAST LOOP 410
 SAN ANTONIO, TX 78222
 (210) 648 - 8921

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MICHAEL PURYEAR KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF HOLT CAT REPLAT, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____, A.D. 20____

BY: _____ CHAIRMAN

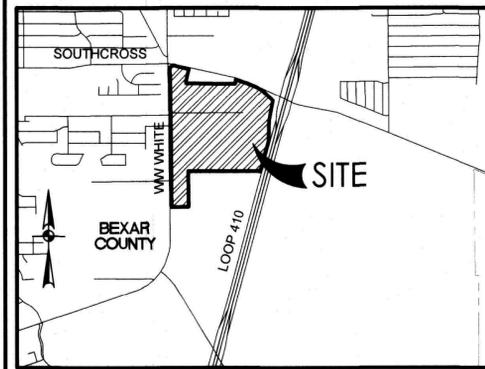
BY: _____ SECRETARY



Civil Job No. 8574-10; Survey Job No. 8574-10

Date: Dec 20, 2023, 2:32pm User ID: bhrreese File: P:\8574\10\Design\Com\Plat\PL-857410.dwg

BEING A TOTAL OF 147.088 ACRES, ESTABLISHING LOTS 53 - 55, NEW CITY BLOCK 10846, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING LOTS 2 & 3, NCB 10846 OF THE CORRECTION PLAT OF LOTS 2 & 3, NCB 10846 SUBDIVISION RECORDED IN VOLUME 3975, PAGE 139; LOTS 5 & 6, NCB 10846 OF THE VACATING AND RESUBDIVISION PLAT OF HEBALUM SUBDIVISION RECORDED IN VOLUME 4400, PAGE 82, LOT 28, NCB 10846 OF THE REPLAT OF HOLT SUBDIVISION RECORDED IN VOLUME 9541, PAGE 200, AND LOT 9, NCB 10846 OF THE AMENDING PLAT OF HOLT CAT PROTECH RECORDED IN VOLUME 9704, PAGE 178 ALL RECORDED IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND A 4.407 ACRE RECORDED IN VOLUME 14981, PAGE 1403, A REMAINING PORTION OF A 23.47 ACRE TRACT OF LAND RECORDED IN VOLUME 6884, PAGE 33, A 38.01 ACRE TRACT OF LAND RECORDED IN VOLUME 10105, PAGE 2386, A 9.411 ACRE RECORDED IN VOLUME 11542, PAGE 1508, A 0.243 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20220214361, A 0.220 ACRE TRACT RECORDED IN VOLUME 17820, PAGE 600 AND A 0.246 ACRE TRACT RECORDED IN VOLUME 17813, PAGE 88, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, A REMAINING PORTION OF A 38.547 ACRE RECORDED IN VOLUME 7499, PAGE 378, OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, ALL OUT OF THE N. MONTOYA SURVEY NUMBER 21, ABSTRACT 469.



LOCATION MAP

NOT-TO-SCALE

LEGEND

Legend table with symbols for AC, BLK, CATV, DPR, DR, NCB, etc., and their corresponding descriptions.

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SAWS IMPACT FEE:

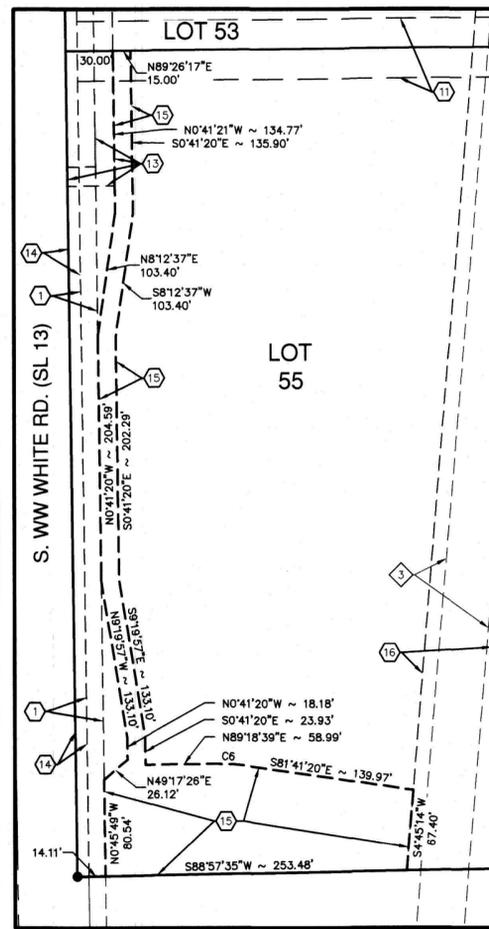
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

SAWS WASTEWATER EDU:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

CPS/SAWS/COSA UTILITY:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS OF WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.



VARIABLE WIDTH DRAINAGE EASEMENT

SCALE: 1" = 100'

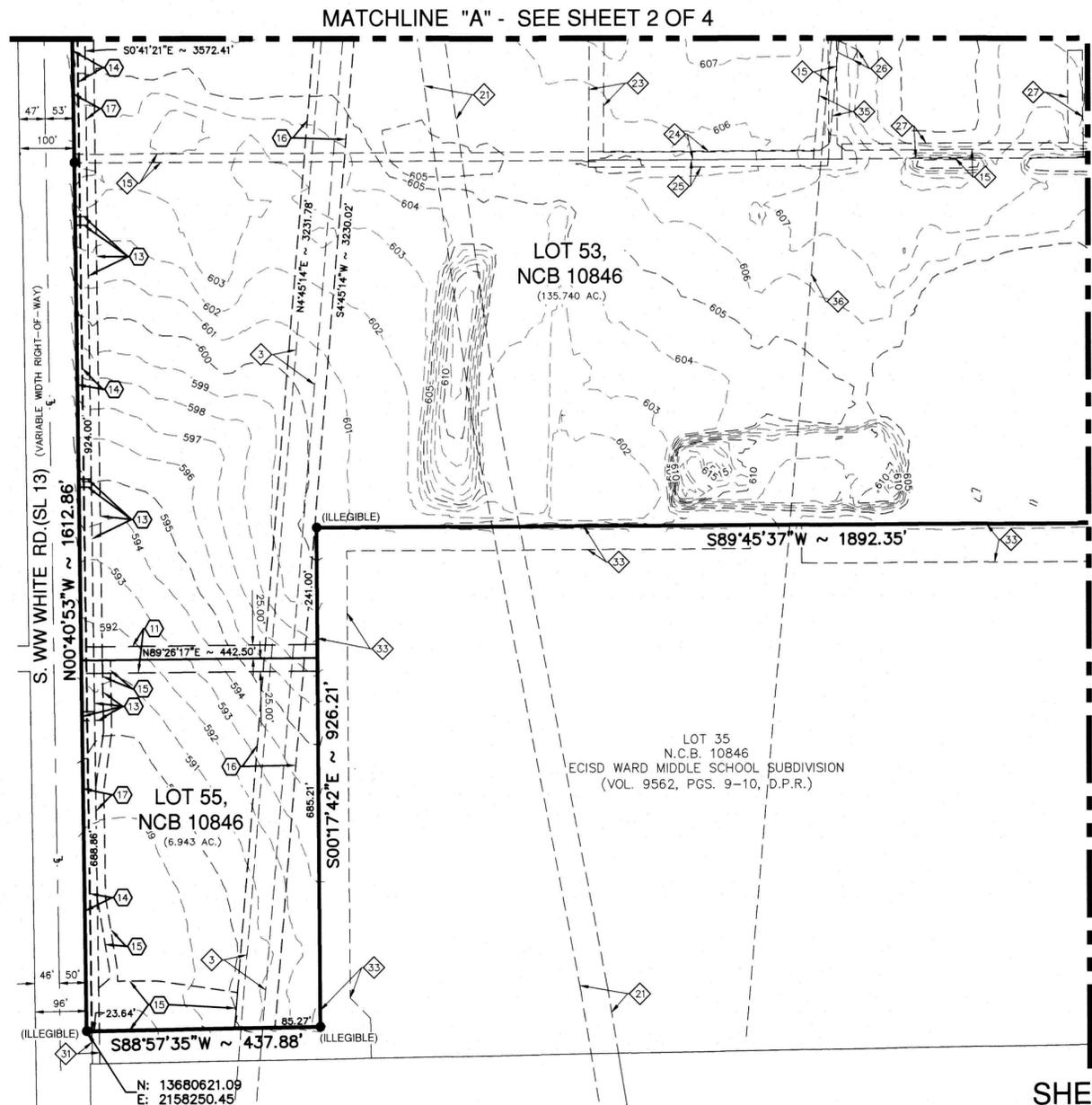
STATE OF TEXAS COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

STATE OF TEXAS COUNTY OF BEXAR

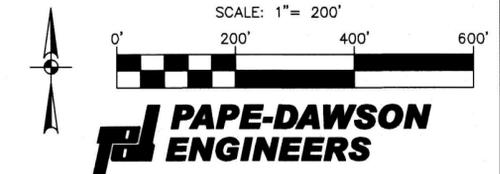
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR



MATCHLINE "A" - SEE SHEET 2 OF 4

MATCHLINE "B" - SEE SHEET 4 OF 4



PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000

DATE OF PREPARATION: December 20, 2023

STATE OF TEXAS COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS "PRIVATE" OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: MICHAEL PURYEAR HOLT TEXAS LTD., D/B/A HOLT CAT 5665 SOUTHEAST LOOP 410 SAN ANTONIO, TX 78222 (210) 648 - 8921

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MICHAEL PURYEAR KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF A.D. 20

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF HOLT CAT REPLAT, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS DAY OF A.D. 20

BY: CHAIRMAN

BY: SECRETARY



Civil Job No. 8574-10; Survey Job No. 8574-10

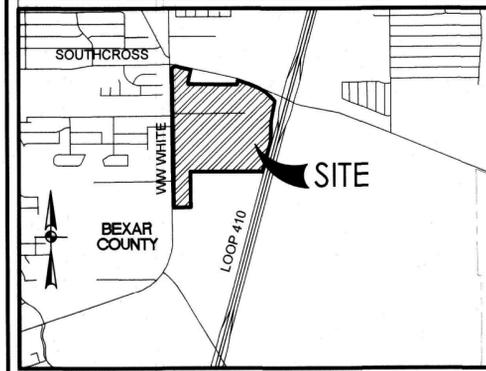
PLAT NO. 22-11800434

REPLAT & SUBDIVISION PLAT

ESTABLISHING

HOLT CAT REPLAT

BEING A TOTAL OF 147.088 ACRES, ESTABLISHING LOTS 53 - 55, NEW CITY BLOCK 10846, IN THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS, BEING LOTS 2 & 3, NCB 10846 OF THE CORRECTION PLAT OF LOTS 2 & 3, NCB 10846 SUBDIVISION RECORDED IN VOLUME 3975, PAGE 139, LOTS 5 & 6, NCB 10846 OF THE VACATING AND RESUBDIVISION PLAT OF HEUBAUM SUBDIVISION RECORDED IN VOLUME 4400, PAGE 82, LOT 28, NCB 10846 OF THE REPLAT OF HOLT SUBDIVISION RECORDED IN VOLUME 9541, PAGE 200, AND LOT 9, NCB 10846 OF THE AMENDING PLAT OF HOLT CAT PROTECH RECORDED IN VOLUME 9704, PAGE 178 ALL RECORDED IN THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS AND A 4.407 ACRE RECORDED IN VOLUME 14981, PAGE 1403, A REMAINING PORTION OF A 23.47 ACRE TRACT OF LAND RECORDED IN VOLUME 6884, PAGE 33, A 38.01 ACRE TRACT OF LAND RECORDED IN VOLUME 10105, PAGE 2366, A 9.411 ACRE RECORDED IN VOLUME 11542, PAGE 1508, A 0.243 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20220214361, A 0.220 ACRE TRACT RECORDED IN VOLUME 17820, PAGE 600 AND A 0.246 ACRE TRACT RECORDED IN VOLUME 17813, PAGE 68, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, A REMAINING PORTION OF A 38.547 ACRE RECORDED IN VOLUME 7499, PAGE 378, OF THE DEED RECORDS OF BEAR COUNTY, TEXAS, ALL OUT OF THE N. MONTOYA SURVEY NUMBER 21, ABSTRACT 469.



LEGEND

AC	ACRE(S)	OPR	OFFICIAL PUBLIC RECORDS
BLK	BLOCK	(OFFICIAL PUBLIC RECORDS	OF REAL PROPERTY) OF
CATV	CABLE TELEVISION	BEAR COUNTY, TEXAS	
DPR	DEED AND PLAT RECORDS	VOL	VOLUME
OF BEAR COUNTY, TEXAS		PG	PAGE(S)
DR	DEED RECORDS OF	ROW	RIGHT-OF-WAY
BEAR COUNTY, TEXAS		FOUND 1/2" IRON ROD	
NCB	NEW CITY BLOCK	SET 1/2" IRON ROD (PD)	
1140	EXISTING CONTOURS (SURVEYOR)	FOUND TXDOT	
---	ORIGINAL SURVEY/COUNTY LINE	(TYPE I, II, III)	MONUMENTATION
---	CENTERLINE		

LINE TABLE			LINE TABLE		
LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L1	N59°43'40"E	98.24'	L33	N0°40'53"W	16.00'
L2	S01°17'22"W	55.93'	L34	N89°18'39"E	23.43'
L3	N89°54'27"E	210.79'	L35	S89°18'39"W	23.50'
L4	S89°59'20"E	140.78'	L36	N0°42'10"W	16.00'
L5	N91°5'36"E	159.59'	L37	N89°18'39"E	23.51'
L6	S77°49'49"E	140.52'	L38	S89°18'39"W	23.58'
L7	N9°22'37"E	4.28'	L39	N0°42'10"W	16.00'
L8	S70°01'38"E	95.62'	L40	N89°18'39"E	23.59'
L9	S25°39'09"W	10.17'	L41	N0°41'21"W	77.98'
L10	N89°49'21"E	5.00'	L42	S89°18'39"W	23.61'
L11	N0°42'10"W	50.00'	L43	N0°42'10"W	2.91'
L12	S89°49'21"W	5.00'	L44	N89°18'39"E	18.61'
L13	N89°44'05"E	5.00'	L45	S89°18'39"W	23.55'
L14	N79°11'40"W	5.10'	L46	N89°49'21"E	5.00'
L15	N0°40'06"W	208.52'	L47	N89°18'39"E	23.55'
L16	N31°2'41"W	64.44'	L48	N0°41'21"W	46.56'
L17	S74°42'37"E	30.00'	L49	S89°18'39"W	18.58'
L18	S15°17'23"W	16.00'	L50	N0°42'10"W	13.14'
L19	N74°42'37"W	14.00'	L51	N89°18'39"E	18.60'
L20	S74°42'37"E	14.00'	L52	S89°18'39"W	19.08'
L21	S15°17'23"W	16.00'	L53	N0°40'30"W	16.00'
L22	S89°45'37"W	31.14'	L54	N89°18'39"E	19.10'
L23	S77°49'49"E	16.00'	L55	N2°39'21"W	15.09'
L24	S12°10'11"W	30.00'	L56	S87°20'39"W	24.38'
L25	S2°39'21"E	52.92'	L57	N0°45'57"W	16.00'
L26	S89°18'39"W	39.56'	L58	N87°20'39"E	24.54'
L27	N0°40'53"W	16.00'	L59	N2°39'21"W	31.24'
L28	N89°18'39"E	23.56'	L60	S77°49'49"E	141.27'
L29	S89°18'39"W	23.50'	L61	N77°49'49"W	157.27'
L30	N0°40'53"W	16.00'	L62	N12°10'11"E	14.00'
L31	N89°18'39"E	23.50'	L63	N0°45'57"W	16.00'
L32	S89°18'39"W	23.43'	L64	N31°2'41"W	16.00'

SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORNERS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS
COUNTY OF BEAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

STATE OF TEXAS
COUNTY OF BEAR

[Signature]
LICENSED PROFESSIONAL ENGINEER

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

STATE OF TEXAS
COUNTY OF BEAR

[Signature]
REGISTERED PROFESSIONAL LAND SURVEYOR

CPS/SAWS/COSA UTILITY:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

FLOODPLAIN VERIFICATION:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0585H, EFFECTIVE DATE 9/29/2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

SAWS IMPACT FEE:

WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

SAWS WASTEWATER EDU:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

TXDOT NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM TOTAL OF 2 ACCESS POINTS ALONG LOOP 410, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 1884.25 LINEAR FEET AND A MAXIMUM TOTAL OF 8 ACCESS POINTS ALONG LOOP 13, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 3642.82 LINEAR FEET.
- IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TXDOT.

DRAINAGE EASEMENT ENCROACHMENTS:

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TCJ OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

SAWS HIGH PRESSURE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 643 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE OWNER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

TCI DETENTION & MAINTENANCE:

STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FILO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. MAINTENANCE OF STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR THE PROPERTY OWNERS' ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY.

COMMON AREA MAINTENANCE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE TRAIL AREAS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY.

CLEAR VISION:

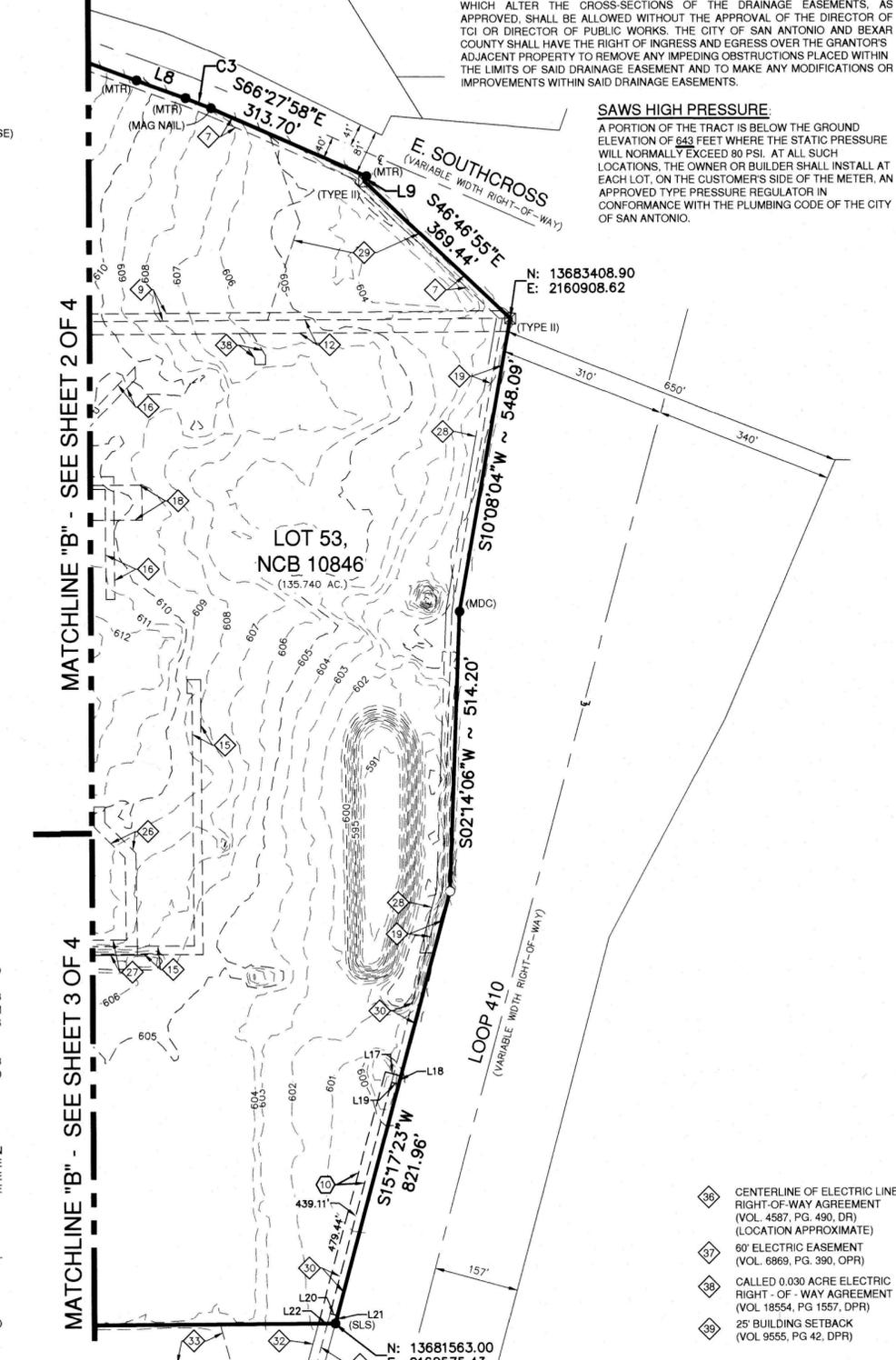
CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (ASHUTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF. PER UDC SEC. 35-514

FIRE:

INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE PREVENTION CODE. ANY CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE REMOVED FROM THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

- ### KEY NOTES:
- | | | | |
|----|---|----|---|
| 1 | 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | 13 | 16' WATER EASEMENT |
| 10 | VARIABLE WIDTH WATER EASEMENT | 14 | VARIABLE WIDTH TXDOT RESERVATION (0.734 AC) |
| 11 | 50' INGRESS/EGRESS EASEMENT | 15 | VARIABLE WIDTH DRAINAGE EASEMENT (SEE DETAIL) |
| 12 | 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | 16 | 75' ELECTRIC EASEMENT |
| 17 | VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | | |

- | | | | |
|----|---|----|---|
| 1 | 14' ELEC. GAS, TELE. CABLE T.V. & SANITARY SEWER EASEMENT (VOL 9559, PG 113, DPR) | 11 | LOT 9, NCB 10846 HOLT CAT PROTECH (VOL 9704, PG 178, DPR) |
| 2 | PERMEABLE PRIVATE DRAINAGE EASEMENT (VOL 9559, PG 113, DPR) | 12 | LOT 28, NCB 10846 REPLAT HOLT SUBDIVISION (VOL 9541, PG 200, DPR) |
| 3 | 40' C.P.S.B. HIGH LINE EASEMENT (VOL 877, PG 100 DR) | 13 | LOT 2 & 3, NCB 10846 ALEXANDERS MEDICAL PARK (VOL 3975, PG 139, DPR) |
| 4 | 1' NON-ACCESS EASEMENT (VOL 9559, PG 113, DPR) | 14 | LOTS 5 & 6, NCB 10846 HEUBAUM SUBDIVISION (VOL 4400, PG 82, DPR) |
| 5 | 12' ELECTRIC EASEMENT (VOL 9559, PG 42, DPR) | 15 | LOT 31, NCB 10846 ALEXANDERS MEDICAL PARK (VOL 9559, PG 113, DPR) |
| 6 | 16' ELECTRIC EASEMENT (VOL 9559, PG 42, DPR) | 16 | LOT 32, NCB 10846 ALEXANDERS MEDICAL PARK (VOL 9559, PG 113, DPR) |
| 7 | 14' GAS, ELECTRIC, TELEPHONE, & CABLE TV EASEMENT (VOL 9640, PG 117-119, DPR) | 17 | LOT 33, NCB 10846 ALEXANDERS MEDICAL PARK (VOL 9559, PG 113, DPR) |
| 8 | 50' SANITARY SETBACK EASEMENT (VOL 9640, PG 117-119, DPR) | 18 | LOT 34, NCB 10846 ALEXANDERS MEDICAL PARK (VOL 9559, PG 113, DPR) |
| 9 | 14' GAS & ELECTRIC EASEMENT (VOL 9528, PG 88, DPR) | 19 | LOT 30, NCB 10846 KATE MEDICAL PARK (VOL 9555, PG 42, DPR) |
| 10 | 14' ELECTRIC EASEMENT (VOL 8869, PG 397, OPR) | 20 | REMAINING PORTION OF A CALLED 1.116 ACRE TRACT SANDRA L. MAREK (VOL 9092, PG 8, OPR) |
| 11 | 10' ELECTRIC EASEMENT (VOL 3933, PG 158, OPR) | 21 | CALLED 0.107 ACRE TRACT AND 0.552 ACRE TRACT BERMAN JIMENEZ (VOL 12857, PG 1582, OPR) |
| 12 | 24' GAS, ELECTRIC, & TELEPHONE EASEMENT (VOL 9528, PG 154, DPR) | | |
| 13 | 25' X 25' SANITARY SEWER EASEMENT (VOL 9640, PG 117-119, DPR) | | |
| 14 | 28' ELECTRIC EASEMENT (VOL 15931, PG 1055, OPR) | | |
| 15 | 16' SANITARY SEWER EASEMENT (VOL 9541, PG 200-202, DPR) | | |
| 16 | WATER EASEMENT (VOL 9530, PG 96, DPR) | | |
| 17 | 60' CPS EASEMENT (VOL 3971, PG 495, DR) | | |
| 18 | 64' INGRESS/EGRESS & UTILITY EASEMENT (VOL 4101, PG 296, DR) | | |
| 19 | 14' GAS, ELECTRIC, TELEPHONE, & CABLE TV EASEMENT (VOL 9541, PG 200-202, DPR) | | |
| 20 | 25' BUILDING SETBACK LINE (VOL 9528, PG 154, DPR) | | |
| 21 | 50' UNITS GAS PIPELINE EASEMENT (VOL 4189, PG 514, DPR) | | |
| 22 | ELECTRIC & GAS EASEMENT (VOL 9532, PG 174-176, DPR) | | |
| 23 | 28' ELECTRIC LINE EASEMENT (VOL 15931, PG 1045, OPR) | | |
| 24 | 15' ELECTRIC LINE EASEMENT (VOL 15931, PG 1045, OPR) | | |
| 25 | 13' ELECTRIC LINE EASEMENT (VOL 15931, PG 1630, OPR) | | |
| 26 | 20' ELECTRIC LINE EASEMENT (VOL 16725, PG 630, OPR) | | |
| 27 | 28' GAS & ELECTRIC EASEMENT (VOL 9532, PG 174-176, DPR) | | |
| 28 | 25' BUILDING SETBACK LINE (VOL 9541, PG 200-202, DPR) | | |
| 29 | APPROXIMATE ON-SITE STORM WATER DETENTION (VOL 9640, PG 117-119, DPR) | | |
| 30 | 14' GAS EASEMENT (VOL 15890, PG 591, OPR) | | |
| 31 | 14' GAS, ELECTRIC, TELEPHONE, & CABLE TV EASEMENT (VOL 9562, PG 9-10, DPR) | | |
| 32 | 30' BUILDING SETBACK LINE (VOL 9562, PG 9-10, DPR) | | |
| 33 | VARIABLE WIDTH DRAINAGE EASEMENT (VOL 9562, PG 9-10, DPR) | | |
| 34 | 25' BUILDING SETBACK (VOL 9559, PG 113, DPR) | | |
| 35 | 28' GAS, ELECTRIC & TELEPHONE EASEMENT (VOL 9528, PG 154, DPR) | | |



LOT 35, N.C.B. 10846, ECISD WARD MIDDLE SCHOOL SUBDIVISION (VOL. 9562, PGS. 9-10, D.P.R.)

N: 13681563.00
E: 2160575.43

SCALE: 1" = 200'

PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: December 20, 2023

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	941.25'	3°37'23"	S79°38'31"E	59.51'	59.52'
C2	811.49'	6°53'38"	S73°19'20"E	97.58'	97.64'
C3	811.49'	3°33'40"	S68°14'48"E	50.43'	50.44'
C4	911.25'	2°57'47"	N79°18'43"W	47.12'	47.13'
C5	927.25'	3°19'09"	S79°29'24"E	53.71'	53.72'
C6	177.27'	9°00'02"	S86°11'20"E	27.82'	27.85'

STATE OF TEXAS
COUNTY OF BEAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: MICHAEL PURYEAR
HOLT TEXAS LTD., D/B/A HOLT CAT
5665 SOUTHEAST LOOP 410
SAN ANTONIO, TX 78222
(210) 648 - 8921

STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MICHAEL PURYEAR, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, A.D. 20_____.

NOTARY PUBLIC, BEAR COUNTY, TEXAS

THIS PLAT OF HOLT CAT REPLAT, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____, A.D. 20_____

BY: _____ CHAIRMAN

BY: _____ SECRETARY



PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SHEET 4 OF 4

Civil Job No. 8574-10; Survey Job No. 8574-10